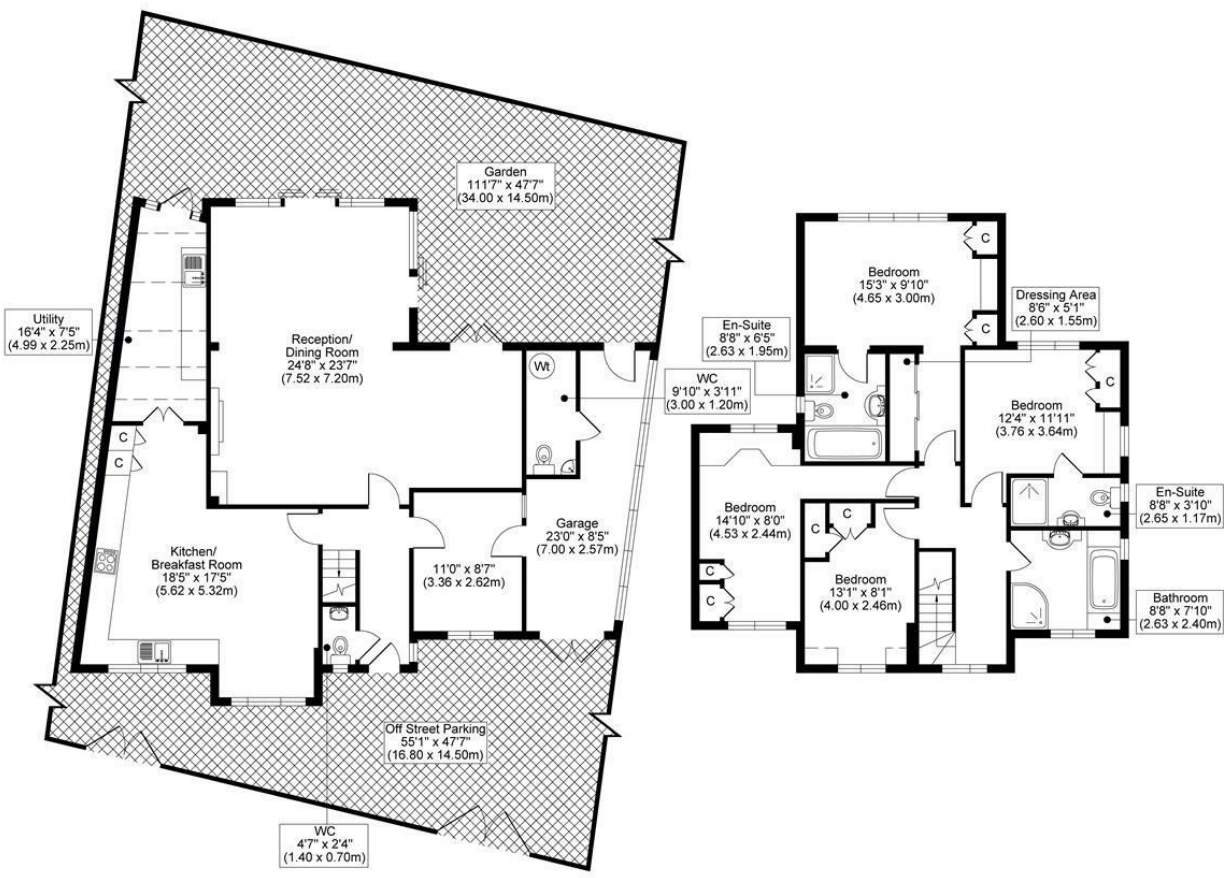
CHRISTIES



CUDDINGTON WAY, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2134 SQ.FT (199 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1994 SQ.FT (185 SQ.M)



GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Cuddington Way, South Cheam SM2 7JA

Offers In Excess Of £1,200,000

Welcome to Cuddington Way – A beautifully positioned four bedroom detached family home set within a highly sought-after location, featuring a gated carriage driveway and backing onto and enjoying views over Cuddington Golf Club.
This impressive home offers generous and well-balanced accommodation, ideal for modern family living. The ground floor provides excellent entertaining space, with a substantial reception/dining room forming the heart of the home. A separate kitchen/breakfast room is well-appointed and complemented by an adjoining utility room, creating a practical and functional space. An additional reception room offers further flexibility for family living or entertaining, while a study and ground floor WC complete the layout.
Upstairs, the property offers well-proportioned bedrooms, including a principal bedroom with en-suite and dressing area, alongside a further bedroom also benefiting from en-suite facilities. The remaining bedrooms are served by additional bath/shower facilities, providing comfortable and versatile accommodation for families and guests alike.
Externally, the property enjoys a mature and private rear garden backing onto and enjoying views over Cuddington Golf Club, offering a high degree of privacy and a superb outlook. To the front, the gated carriage driveway provides ample off-street parking along with access to the garage, creating an impressive approach to the home.
Combining a prime location, generous accommodation and exceptional outlook, Cuddington Way represents a rare opportunity to acquire a superb long-term family home.

- CHAIN FREE
- Gated carriage driveway providing ample off-street parking
- Backing onto and enjoying views over Cuddington Golf Club
- Spacious reception/dining room forming the heart of the home
- Detached family home in a highly sought-after location
- Council Tax Band G
- EPC Rating D













